

Supplemental Funds for Public Housing Improvements -- No. 017601

Category **Housing Opportunities Commission**
 Agency **Housing Opportunities Commission**
 Planning Area **Countywide**
 Relocation Impact **None.**

Date Last Modified
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 Required Adequate Public Facility

January 7, 2004
 17-9(03 App)
 NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land											
Site Improvements and Utilities											
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	2,837	914	423	1,500	250	250	250	250	250	250	0
Total	2,837	914	423	1,500	250	250	250	250	250	250	0

FUNDING SCHEDULE (\$000)

Current Revenue:											
General	2,737	914	323	1,500	250	250	250	250	250	250	0
State Aid	100	0	100	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

Due to projected Federal funding cuts, there is insufficient funding available to address the basic ongoing capital improvements needed each year. These ongoing capital improvements to public housing properties include security up-grades at properties that house the elderly; Section 504 handicapped accommodations; interior/exterior painting for County code and Homeowners' Association (HOA) compliance; major overhaul of elevators in buildings that house the elderly; and interior and exterior modernization of over 1,500 public housing properties.

County funds are used to supplement/cover the shortfall of Federal funds in the public housing units. Improvements are both interior and exterior but are not limited to kitchens, baths, roofs, siding, windows, doors, structural repairs, drainage/foundation deficiencies, landscape improvements, fencing, etc. Target group is primarily the scattered site public housing units and some of our older multi-family properties.

Service Area

Countywide

Capacity

1,547 low and very low-income public housing residents.

JUSTIFICATION

Current and projected Federal Capital Fund Program funds are not adequate for maintaining HOC public housing units at community norms throughout Montgomery County. Federal funding for public housing will be cut. At the same time the public housing stock in the County is aging and will need additional repairs. Montgomery County has a higher property standard than the Federal government. In addition, neighbors in the communities with the public housing units expect the properties to be well maintained. Almost half of the public housing units (700+ units) are MPDUs scattered throughout the County in many communities governed by HOAs, and some have higher standards than the County code. As Federal funding levels for public housing are declining, additional funding is necessary if HOC units are to be maintained at levels consistent with community norms and standards.

Plans and Studies

Comprehensive Grant Program 5-year Action Plan from HUD 52834; HOC Modernization Department CGP Long Range Plan; HOC Resident Surveys; HOC Engineering Studies.

STATUS

FY04 funding will be spent in Scattered Site public housing units. Typical work will include improvements to doors, windows, kitchens, baths, roofs, siding, and landscaping.

FISCAL NOTE

Federal funding for public housing capital improvements is based on a multi-year plan annually. All available non-County funds should be used before County funding is applied. Also, County funds should be allocated across all HOC properties Countywide first to code compliance and second to renovations that extend the useful life of the facility.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY01	(\$000)
Initial Cost Estimate		1,500
First Cost Estimate		
Current Scope	FY01	1,500
Last FY's Cost Estimate		2,337
Present Cost Estimate		2,837
Appropriation Request	FY05	250
Appropriation Request Est.	FY06	250
Supplemental		
Appropriation Request	FY04	0
Transfer		0
Cumulative Appropriation		1,337
Expenditures/		
Encumbrances		914
Unencumbered Balance		423
Partial Closeout Thru	FY02	0
New Partial Closeout	FY03	0
Total Partial Closeout		0

COORDINATION

U.S. Department of Housing and Urban
 Development
 Maryland Department of Housing and Community
 Development
 Department of Housing and Community Affairs

MAP

